

**Notice of Foreclosure Sale**

July 8, 2024

**Deed of Trust ("Deed of Trust"):**

**Dated:** April 20, 2015  
**Grantor:** Fidelio Medina, 4th and Jenn K. Weston  
**Lender:** A Joyce Sales and Distributing, Inc.  
**Recorded in:** Document No. 2015002561, Official Public Records of Medina County, Texas  
**Property:** Lot 20, Block 5, LA COSTE HEIGHTS SUBDIVISION, City of La Coste, Medina County, Texas.  
**Secures:** Promissory Note ("Note") in the original principal amount of \$55,900.00, executed by Fidelio Medina, 4th and Jenn K. Weston ("Borrower") and payable to the order of Lender.

**Substitute Trustee:** Michael Fritz Baird  
**Substitute Trustee's Address:** 242 W. Sunset, Ste. 201  
San Antonio, TX 78209

**Foreclosure Sale:**

**Date:** Tuesday, August 6, 2024  
**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 am and not later than three hours thereafter.  
**Place:** The area on the east side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, near the front entrance, in Medina County, Texas, or, if the preceding area is no longer the area designated by the Medina County Commissioner's Court, at the area most recently designated by the Medina County Commissioner's Court.  
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce

Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

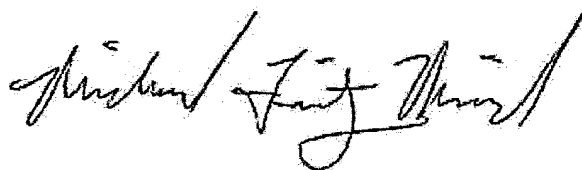
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

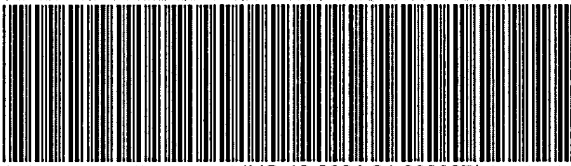
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS**

THE ATTORNEY OR AUTHORIZED AGENT OF THE BENEFICIARY OR  
MORTGAGE SERVICER.

A handwritten signature in black ink, appearing to read "Michael Fritz Baird". The signature is written in a cursive style with a large, sweeping initial "M".

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Michael Fritz Baird  
BairdLaw, PLLC  
Attorney for Beneficiary  
242 W. Sunset, Ste. 201  
San Antonio, TX 78209  
210-828-5844



\*VG-42-2024-24-000087\*

**Medina County  
Gina Champion  
Medina County Clerk**

**Instrument Number: 24-000087**

Foreclosure Posting

Recorded On: July 15, 2024 02:13 PM

Number of Pages: 4

**" Examined and Charged as Follows: "**

Total Recording: \$2.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

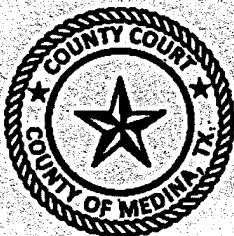
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 24-000087  
Receipt Number: 20240715000033  
Recorded Date/Time: July 15, 2024 02:13 PM  
User: Kimberly B  
Station: CCMARRIAGE1

**Record and Return To:**

ABSTRACT TITLE COMPANY



**STATE OF TEXAS  
Medina County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas**

Gina Champion  
Medina County Clerk  
Medina County, TX